

AGENDA ITEM: Id**HPO File No. 070604****SITE NAME:****SITE LOCATION:** 1119 Winston Street – Norhill Historic District**Owner:** William Cole**Applicant:** William Cole

Time Frame	Date Accepted	35-day Consideration	70-day Action	90-day Limit
	May-30-2007	Jul-04-2007	Aug-07-2007	Aug-12-2007

SITE INFORMATION:

Lot 15, Block 103, North Norhill Addition, City of Houston, Harris County, Texas. The site includes a one-story, wood frame historic residence and a wood frame garage.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Retain older concrete porch deck and steps, if salvageable; remove brick stoop and brick balustrade as well as two wrought iron columns and brick pedestals on existing front porch (later alteration); if concrete porch deck and steps are not salvageable, porch restoration may include the construction of porch platform on raised, pier and beam foundation to match original porch profile and height of existing foundation piers; porch deck will be constructed with wood, tongue and groove painted decking; restore original porch configuration per original blueprint drawing by installing two square, wood tapered porch column supports; columns will include a simple, square capital and bottom block base; columns will be placed on square, brick pedestals same height as shown in drawing; brick will be monochromatic (one color) and will be built at each end (front corners) of new porch deck (same location as the two existing wrought iron posts which are to be removed); porch will not feature a balustrade railing as originally shown on blueprint; wood steps will descend porch (centered at entry) without railing; existing aluminum windows (later alteration) will be removed and replaced with 1/1 wood sash, double hung windows to match original in profile and size; remove wood louver vent and replaced with paired wood windows to match original shown in blueprint drawing; move existing door with lunette window (later alteration) and replace with a wood cottage type door, with elongated wood panel below an upper, divided light glass.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Norhill Historic District, which was designated as a city historic district by the Houston City Council on June 14, 2000. At the time of the Norhill Historic District survey, the historic house, built circa 1925, was classified as a one-story, Bungalow and listed as "potentially contributing" due to alterations to the front porch and aluminum windows. The garage, built circa 1940, was listed as "potentially contributing" due to alterations.

William C. Hogg developed the neighborhood in 1923. He took a unique approach to the development by platting lots for houses with restrictive covenants, a separate commercial district, and allocated space for a park and school. Other unique features of the neighborhood are the park-like esplanades intersecting Norhill Boulevard. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented

CERTIFICATE OF APPROPRIATENESS*City of Houston**Planning and Development Department, Development Services*

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Bungalow and the Bungalow cottage. Norhill even has several Bungalow duplexes. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods.

APPROVAL CRITERIA FOR RESTORATION:**Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The proposed activity must retain and preserve the historical character of the property;
- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☒ ☐ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- ☒ ☐ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- ☒ ☐ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- ☒ ☐ ☐ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☒ ☐ ☐ (9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- ☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
- ☒ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

CERTIFICATE OF APPROPRIATNESS

City of Houston

Planning and Development Department, Development Services

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Site Location Map
Not to scale



CERTIFICATE OF APPROPRIATNESS

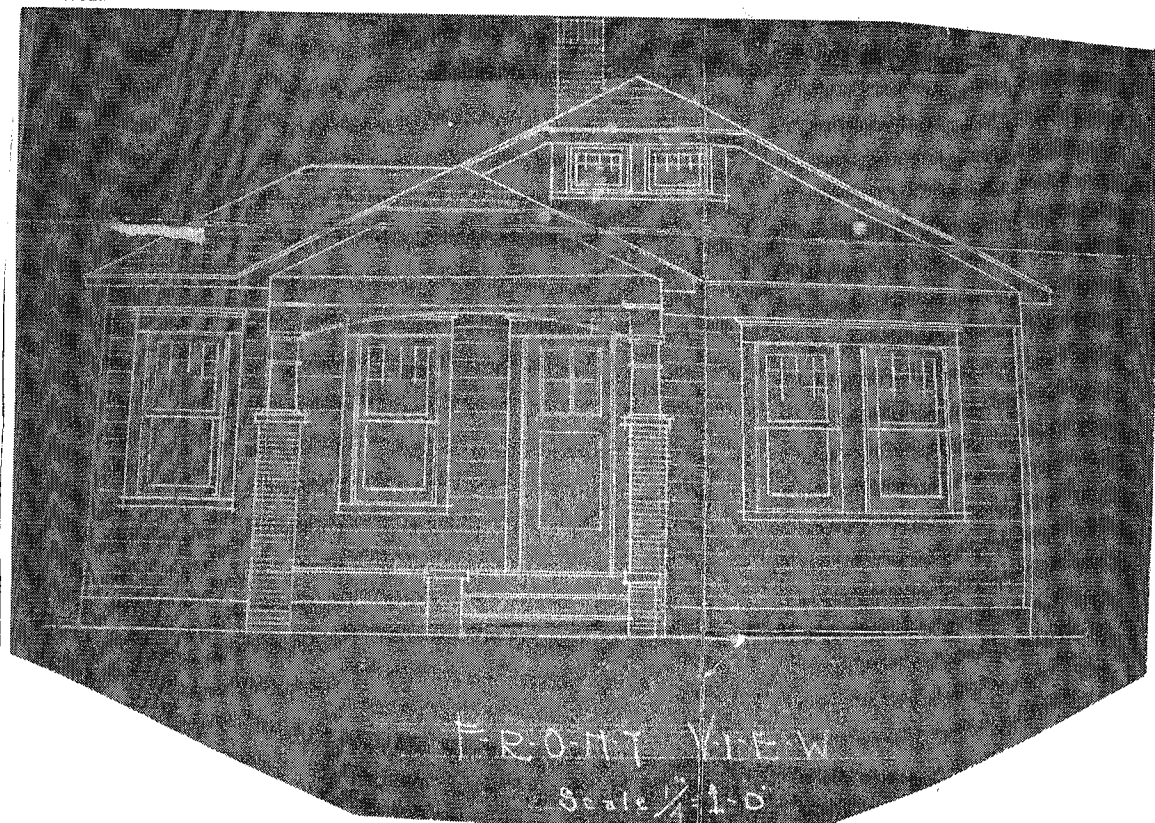
City of Houston

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**Proposed Restoration of Front Porch, Windows and Door as per Original Blueprint Drawing
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

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